

IN RE: PETITION FOR VARIANCE
N/S North Boundary Road, 150' W of
the c/l Melbourne Road
(8222 North Boundary Road)
12th Election District
5th Councilmanic District

Eric William Kokosinski
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-358-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Eric William Kokosinski. The Petitioner seeks relief from Sections 1B02.3.B (214.1) and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 feet in lieu of the required 11.25 feet for a covered patio. The Petition was filed as the result of a zoning violation notice the Petitioner received from the Code Enforcement Division of the Department of Permits and Development Management (DPDM) as to the construction of a roof over an existing patio without the requisite building permits. The Petitioner was subsequently advised to file the instant Petition to legitimize existing conditions. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the request were Eric and Kim Kokosinski, property owners. There were no Protestants or other interested persons present.

Testimony and evidence revealed that the subject property consists of a gross area of 0.0781 acres, more or less, zoned D.R.16 and is improved with an end of group, single family townhouse dwelling. At issue in this case is the roof the Petitioners recently constructed over an existing concrete pad on the west side of their dwelling. Testimony indicated that during stormy weather,

ORDER RECORDED FOR FILING
Date 5/28/99
BY [Signature]

rain was being blown into the basement on that side of the dwelling and the Petitioners determined that adding the roof over the patio on that side of the house would eliminate that problem. Mr. Kokosinski testified that he intends to install gutters and downspouts to the roof structure to direct storm water runoff out to the alley behind their home. Furthermore, testimony indicated that the concrete pad under the roof will not be used as a carport, but will be used as an open, covered patio. The Petitioners do not intend to enclose the patio, but simply wish to cover it with a roof.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

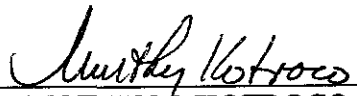
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

OFFICE RECORDED FOR FILING
Date 06/28/99
JW

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28th day of May, 1999 that the Petition for Variance seeking relief from Sections 1B02.3.B (214.1) and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 2 feet in lieu of the required 11.25 feet for a covered patio, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners are prohibited from enclosing the patio. Moreover, they are prohibited from using the patio as a carport.
- 3) The Petitioners shall install gutters and downspouts on the roof over the patio to direct all storm water runoff to the alley to the rear of their home.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDERED
5/28/99
bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

May 27, 1999

Mr. & Mrs. Eric W. Kokosinski
8222 North Boundary Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
N/S North Boundary Road, 150' W of the c/l of Melbourne Road
(8222 North Boundary Road)
12th Election District – 5th Councilmanic District
Eric William Kokosinski - Petitioner
Case No. 99-358-A

Dear Mr. & Mrs. Kokosinski:

Enclosed please find a copy of the decision rendered in the above-captioned matter.
The Petition for Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file
an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For
further information on filing an appeal, please contact the Zoning Administration and
Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Code Enforcement Division, DPDM; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



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Petition for ^{VIOLATION} Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8222 N Boundary Rd.

which is presently zoned D.R. 16

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B (214.1) & 301.1802.2

TO PERMIT A SIDEYARD SETBACK of 2ft. IN LIEU of The Required 11.25ft. FOR A COVERED PATIO.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) Rain was being blown into the basement during

storming weather which most often resulted in a flooded basement.

I decided to have a roof constructed on that side of the house far enough to keep out the rain, and to direct it away from the house (gutter, downspout, PVC drain pipe out to alley)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

ERIC WILLIAM KOKOSINSKI

Name - Type or Print

Signature

8222 N. Boundary Rd 410-284-4635

Address

Telephone No.

Baltimore, Md. 21222

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 99-358-A

Date 9/15/98

Legal Owner(s):

ERIC WILLIAM KOKOSINSKI

Name - Type or Print

Signature

ERIC WILLIAM KOKOSINSKI

Name - Type or Print

Signature

8222 N. Boundary Rd. 410-284-4635 day

Address

Telephone No.

Baltimore, Md. 21222

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

COPIES RECEIVED FOR FILING

Date

BY

Zoning Description

Zoning description for 8222 N. Boundary Road

Beginning at a point on the North side of North Boundary Road which is 40 feet wide at the distance of 150 feet West of the centerline of the nearest improved intersecting street Melbourne Road which is 40 feet wide, * Being Lot # 40, Block P, Section #3 in the subdivision of Gray Haven as recorded in Baltimore County Plat Book #27, Folio #137 containing 3,400 square feet. Also known as 8222 North Boundary Road and located in the 12th Election District, 5th Councilmanic District

99-358 A

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-358-A
8222 North Boundary Road
N/S of North Boundary Road,
150' +/- W of centerline Met-
bourne Road
12th Election District
5th Councilmanic District
Legal Owner(s): Eric William
Kokosinski

Variance: to permit a side
yard setback of 2 feet in lieu of
the required 11.25 feet for a
covered patio.

Hearing: Wednesday, April
28, 1999 at 9:00 a.m. in
Room 106, County Office
Building, 111 West Chesapeake
Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concern-
ing the File and/or Hearing,
Contact the Zoning Review Of-
fice at (410) 887-3391.

4/165 April 8 C303040

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 4/8/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

BALTIMORE COUNTY, M/ LAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 065403

DATE

3-17-99

ACCOUNT

Pool - F150

AMOUNT

\$ 50.00

RECEIVED

FROM:

E. Kosinski

8222 N.

BAYVIEW

(010) VM.

FOR:

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT

PROCESS ACTUAL TIME
3/18/1999 3/17/1999 14:54:20

REG 0001 CASHIER CLIN OHL DPAWER

MISCELLANEOUS CASH RECEIPT

Receipt # 093209

CR NO. 065403

UFL11

50.00 MONEY ORD

Baltimore County, Maryland

99-358-A

JCH

CERTIFICATE OF POSTING

RE: CASE # 99-358-A
PETITIONER/DEVELOPER:
[Eric W. Kokosinski]
DATE OF Hearing
[April 28, 1999]

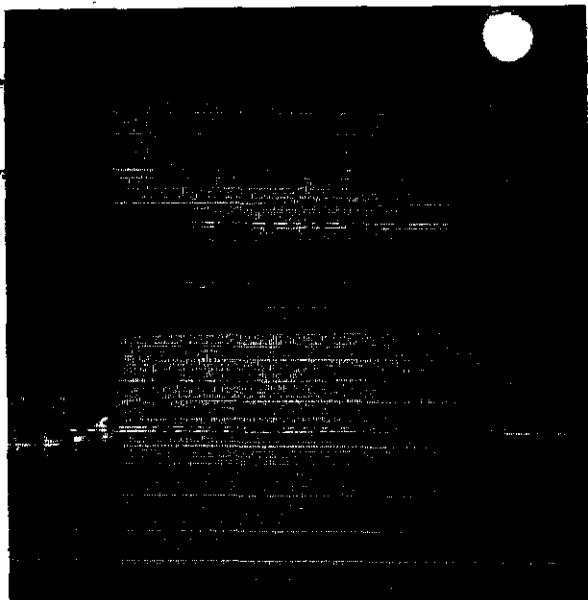
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign[s] required by law were posted conspicuously on the property located at
8222 North Boundary Road Baltimore, Maryland 21222_____

The sign[s] were posted on _____ 4-13-99 _____
[Month, Day, Year]



Sincerely,


[Signature of Sign Poster & Date]

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
[Telephone Number]

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 358

Petitioner: ERIC KOKOSINSKI

Address or Location: 8222 N. BOUNDARY RD., BALTO, MD. 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____

Address: SAME

Telephone Number: (410) 284-4635

Revised 2/20/98 - SCJ

99-358-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99.358 A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE TO PERMIT A SIDEYARD
SETBACK of 2ft. IN LIEU of THE
REQUIRED 11-25ft. for A COVERED PATIO.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
April 8, 1999 Issue – Jeffersonian

Please forward billing to:

Eric Kokosinski 410-284-4635
8222 N. Boundary Road
Baltimore, MD 21222

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-358-A
8222 North Boundary Road
N/S of North Boundary Road, 150' +/- W of centerline Melbourne Road
12th Election District – 5th Councilmanic District
Legal Owner: Eric William Kokosinski

Variance to permit a side yard setback of 2 feet in lieu of the required 11.25 feet for a covered patio.

HEARING: Wednesday, April 28, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue



LAWRENCE E. SCHMIDT

gcj
LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 30, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-358-A
8222 North Boundary Road
N/S of North Boundary Road, 150' +/- W of centerline Melbourne Road
12th Election District – 5th Councilmanic District
Legal Owner: Eric William Kokosinski

Variance to permit a side yard setback of 2 feet in lieu of the required 11.25 feet for a covered patio.

HEARING: Wednesday, April 28, 1999 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Eric Kokosinski
Rose Kokosinski

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 13, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 22, 1999

Mr. Eric William Kokosinski
8222 N. Boundary Road
Baltimore, MD 21222

RE: Case No.: 99-358-A
Petitioner: Eric Kokosinski
Location: 8222 N. Boundary Rd.

Dear Mr. Kokosinski:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 17, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr." followed by a stylized flourish.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Sablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF March 29, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

356, (358), 359, 360, 361, 362, 363, 364, 365, and 366

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: 4/6/99

FROM: R. Bruce Seeley, Project Manager RBS/99
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 3/29/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s: 356
357
358
359
360
361
362
364
366

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 6, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 5, 1999
 Item Nos. 356, 357, 358, 359, 360,
 361, 362, 364, and 366

 The Bureau of Development Plans Review has reviewed the subject
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0405.NOC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.30.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 358

JCM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

lc Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Jim
4/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: March 29, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 340, 347, 348, 356, 358, 360, 361, and 364

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

_____

AFK/JL

RE: PETITION FOR VARIANCE
8222 N. Boundary Road, N/S N. Boundary Rd,
150' +/- W of c/l Melbourne Rd, 12th Election
District, 5th Councilmanic

Legal Owners: Eric W. Kokosinski

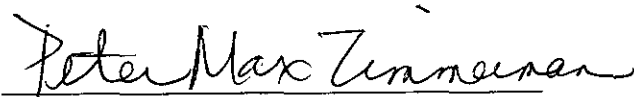
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-358-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to Legal Owner Eric W. Kokosinski, 8222 N. Boundary Road, Baltimore, MD 21222, Petitioner(s).



PETER MAX ZIMMERMAN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: March 30, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - RR
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 358
PETITIONER: Eric William Kokosinski

VIOLATION CASE NO.: 98-4283

LOCATION OF VIOLATION: N/S of N. Boundary Road, 150' +/- W of centerline
of Melbourne Road (8222 N. Boundary Road)
12th Election District

DEFENDANT(S): Eric William Kokosinski

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Rose Kokosinski

8222 N. Boundary Road
Baltimore, Maryland 21222

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/r/lmh

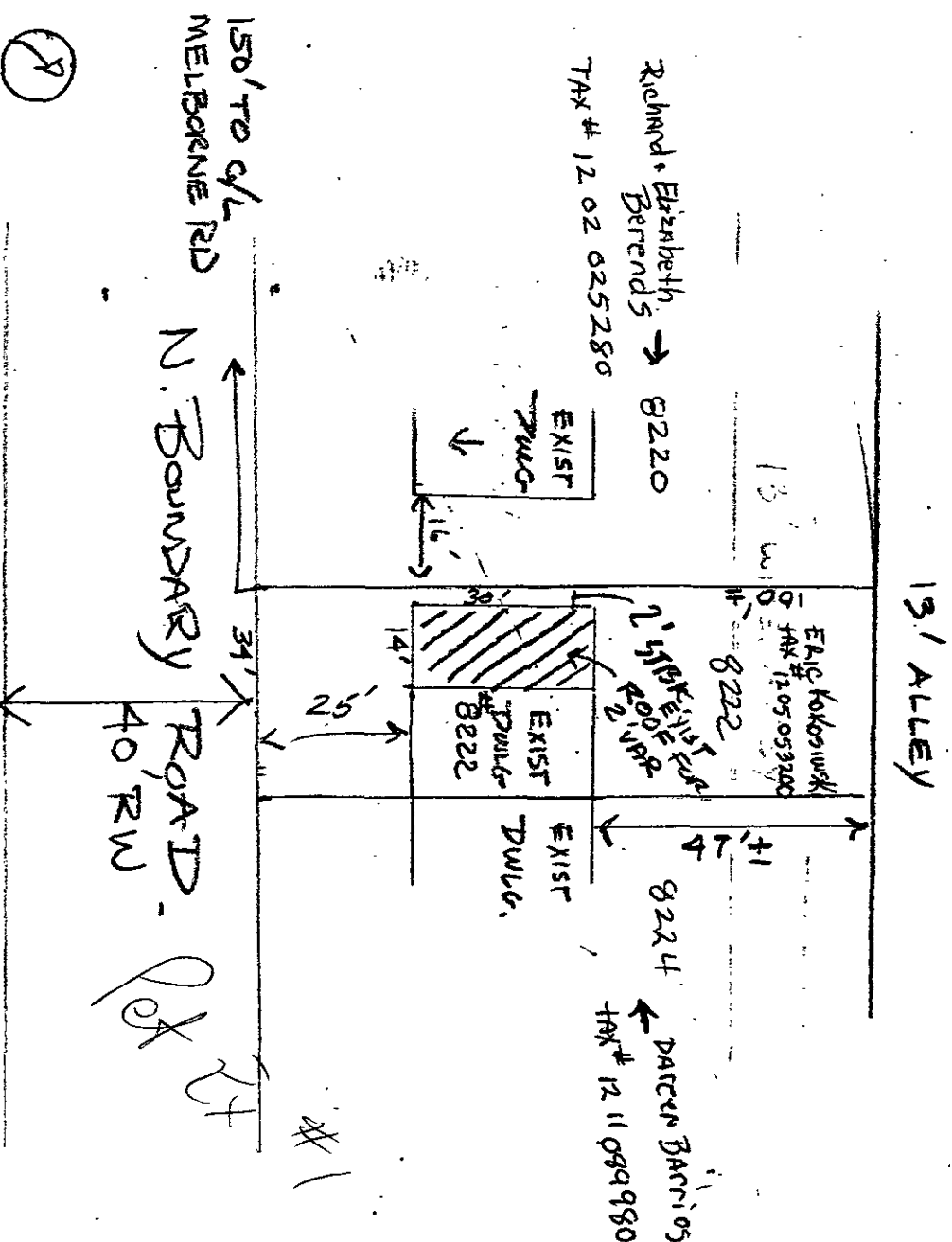
99-358-A

PROPERTY ADDRESS: 8222 North Boundary Road

see pages 5 & 6 of the CHECKLIST for additional required information

plat book# 27, folio# 137, lot# 40, section# 3

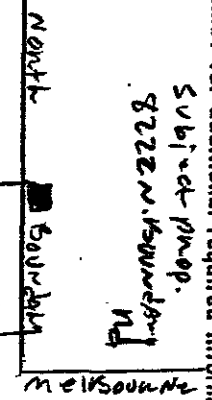
OWNER: Eric William Kokosinski



North
date: 2-16-99
prepared by:

Scale of Drawing: 1"=

Subject prop.



LOCATION INFORMATION

Vicinity Map

Election District: 12

Councilman's District: ~~5th~~ **3rd** **7**

1"=200' scale map#: S.E. 3-6

Zoning: D.R. - 16

Lot size: 6,0781 3,400

acreage **square feet**

Public Private

☒ **SEWER:**☒ WATER:

Local Area:

Prior Zoning Hearings:

Violation Notice # 106719 - Rohlf's

Zoning Office USE ONLY

reviewed by:	ITEM #:	CASE#:
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THIS MAP WAS PREPARED BY THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING.

DATE OF PHOTOGRAPHY: JANUARY 1958

SCALE: 1" = 200'

LOCATION: NORTH POINT

SHEET: 11

DATE OF PHOTOGRAPHY: JANUARY 1958

SCALE: 1" = 200'

LOCATION: NORTH POINT

SHEET: 11



M 358A